

TRANSFER  
TAX  
PAIDWARRANTY DEED  
JOINT TENANCY

011164

KNOW ALL MEN BY THESE PRESENTS, THAT I, Mary Jane McBrady of Falmouth, County of Cumberland, State of Maine

in consideration of One Dollar (1.00) and other valuable consideration

paid by Abel Grenier and Donna L. Grenier

whose mailing address is Route 4, Box 290  
Winslow, ME 04901

the receipt whereof I hereby acknowledge, do **GIVE, GRANT, BARGAIN, SELL, AND CONVEY** unto the said Abel Grenier and Donna L. Grenier, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land located at 8 Pleasant Hill Drive, in the Town of Waterville, County of Kennebec, and State of Maine, located on Penny Lane bounded and described as follows:

Lot 5 on a Plan, as revised, entitled "Ridge Road Development, Waterville, Maine" by A.E. Hodsdon, Consulting Engineer, Waterville, Maine, which Plan was approved by the Waterville Planning Board June 13, 1977 and recorded June 22, 1977 in the Kennebec County Registry of Deeds, File No. D-7661-15.

The above lot is subject to all easements and rights of way of record, including those granted to the Waterville Sewage District and the Kennebec Water District.

The above lot is also subject to all restrictions and covenants of record, including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

Meaning and intending to convey Lot 5 shown on a Plan, as revised, entitled "Ridge Road Development, Waterville, Maine" by A.E. Hodsdon, Consulting Engineer, Waterville, Maine, having written the above description, which Plan also shows the storm drainage easement, and which Plan was approved by the Waterville Planning Board June 13, 1977 and recorded June 22, 1977 in the Kennebec County Registry of Deeds, File No. D-7661-15.

This conveyance is subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

By acceptance of this deed, the Grantees agree to be responsible for and to pay Waterville Real Estate Taxes for Lot 5 for the remaining portion of the fiscal year and thereafter.

*Donna Grenier*  
Rt 4 Box 290  
Winslow, Me 04901 3

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Reference is made to a Deed of Distribution from the Estate of James A. McBrady to the within Mary Jane McBrady, dated April 5, 2001, recorded in the Kennebec County Registry of Deeds.

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TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Abel Grenier and Donna L. Grenier, as joint tenants and not tenants in common, their heirs and assigns, to them and their use and behoof forever,

AND I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that the premises are free of all encumbrances except as aforesaid; and that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I shall and will Warrant and Defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS THEREOF, I, the said Mary Jane McBrady, have hereunto caused this deed to be signed this 2<sup>nd</sup> day of May, 2001.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

WITNESS

STATE OF  
COUNTY OF

Mary Jane McBrady  
Mary Jane McBrady

Then personally appeared the above named Mary Jane McBrady and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Lois J. Chase  
Notary Public

(Typed name of person taking acknowledgment)

Lois J. Chase

My Notary Commission expires: 3/9/06

RECEIVED KENNEBEC SS.

2001 MAY -8 AM 9:00

ATTEST: Theresa B. Mann  
REGISTER OF DEEDS

